

PB# 84-32

**Diamond Candle
(Never Materialized)**

9-1-66 & 68

Diamond Cattle
Mesa Subdivision

8432

General Receipt

5864

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

(Diamond Candle) July 13, 1984

Received of Richard Schissano, Esq. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Minor Subdivision (84-32)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 2067		25.00

By Pauline B. Townsend (St)

Town Clerk

Title

never materialized
filed with Town Clerk
Aug. 14, 1980
ph.



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

84-32

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

8 November 1984

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

Subject: Diamond Candle Co., Inc., Proposed Minor Subdivision

Dear Mr. Reynolds:

As you may recall, we have presented the Diamond Candle Minor Subdivision Proposal to the Planning Board on past occasions. During the presentation, the project consisted of two (2) Lots, the smaller of which was 40,000 square feet, which conformed to the zoning requirements in the P I Zone.

Since that presentation, our client has requested that we reduce the size of Lot 1 to approximately 20,700 square feet, due to topography and a consideration of "useability" of Lot 2.

We realize that this change will require a Bulk Variance from the Zoning Board of Appeals. Since this is a subdivision, we request that this item be placed on your meeting agenda for 14 November 1984 for purposes of referral to the Z B A.

If you should have any questions concerning this matter, I will be in attendance at your meeting to discuss them.

Very truly yours,

Elias D. Grevas L. S.

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

This is a two-sided form)

Date Received July 11, 1984
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 11 July 1984

1. Name of subdivision Diamond Candle, Minor Subdivision
2. Name of applicant Diamond Candle Co., Inc. Mr. Schisano
Phone 562-9020
Address 70 John Street New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas L.S. Phone 562-8667
Address 33 Quassaick Ave. New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Mr. Richard Schisano Phone 562-9020
Address 328 Route 9W New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the North side of John Street
(Street)
_____ feet at of Route 9W
(direction)
7. Total Acreage 7.8± Acres Zone P I Number of Lots 2
8. Tax map designation: Section 9, Block 1 Lot(s) 66, 68
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Richard Schisano, hereby depose and say that

all the above statements and the statements contained in the papers submitted herewith are true.

Diamond Candle Co, Inc
by: Richard Schisano, V.P.

Mailing Address _____

SWORN to before me this

11th day of July, 1984

Ruth J. Eaton

NOTARY PUBLIC

RUTH J. EATON

Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1984
Reg. No. 4673512

SITE PLANNING
LOCATION SURVEYS

ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

Planning Bd.
SUBDIVISIONS
Received July 5th 1984
sh.

5 July 1984

Town of New Windsor
Planning Board
555 Union Ave.
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

Subject: Diamond Candle Co., Inc.; Proposed Minor Subdivision

Dear Mr. Reynolds:

This is to advise you that we are requesting that the Subject Subdivision, consisting of the division of a parcel fronting on John Street from the rest of the site, be placed on your 11 July 1984 Agenda "for review".

Plans will be completed and submitted to Mrs. Hasdenteufel prior to the meeting.

If you should require any additional information please, do not hesitate to contact this office.

Very truly yours



Elias D. Grevas L.S.

EDG/bg

TPB

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-18

Date: 7/11/85

- I. Applicant Information: % Richard Schisano, Esq.
- (a) DIAMOND CANDLE CO., INC., 328 Route 9W, New Windsor, N.Y.
(Name, address and phone of Applicant) (Owner)
- (b) n/a
(Name, address and phone of purchaser or lessee)
- (c) Richard Schisano, Esq., 328 Route 9W, New Windsor, N. Y.
(Name, address and phone of attorney)
- (d) n/a
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) PI John Street, New Windsor 9-1-66 & 68 31,350 s.f.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1956
- (e) Has property been subdivided previously? No When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes - 4/15/85
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No outside storage is anticipated.

~~IV. Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 4.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>40,000 s.f.</u>	<u>31,350 s.f.</u>	<u>8,500 s.f.</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Due to the position of the buildings on the property which pre-existed zoning, and the triangular configuration of the lot, it is impossible to subdivide the property without the requested variance. Applicant feels that this situation results in practical difficulty.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>sq.ft.</u>	<u>sq.ft.</u>	<u>sq.ft.</u>

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Since the existing buildings are pre-existing and the zoning classification is Planned Industrial, the use of the property will remain the same. There will be no major changes in conjunction with the neighboring properties. Property will be drastically upgraded for future use.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date July 15, 1985.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Robert H. Lusano
(Applicant)

Sworn to before me this

29th day of July 1985

PATRICIA DELLO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1988

XI. ZBA ~~Commission~~ Expires March 30, 1987

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

won 3rd, 4th, and 5th place
contest sponsored by Colgate.

entering the Help Young Amer-
-y will be the community
Christmas when the Thunder-
-buted 300 toys to needy children.
-ced in October and if they win,
-use the money to help promote

contest sponsored by Family
-nderbolts to locate a community
-eds of the community. The
-ake has recently undergone some
-f tennis courts, play grounds, and
-to be in need of some brighten-
-what to do.

Newburgh Thunderbolts asked
-the Town to take care of planting
-beautiful flowers.

was placed at the entrance and
-ead the soil and built circular gar-

aken at Devitts Farm and Home
-visited the beautiful spring gar-
-ways of beautifying an area.

Realtors, were started at home by
-anted as soon as they are strong
-by the Town of Newburgh and

Park is now in full bloom and the
-joy the beauty of the entrance as
-t the lake.

gisters learn about the community
-g worthwhile skills. 4-H provides
-mmunity service and for growth in

call Bea Kimmenau 564-3976, Lana
-ncesco 562-1016, or the 4-H office

may stay fresher longer if you
-th paper towels or dry sponges

JAMES SHERWOOD
VICE PRESIDENT

DD TILE, INC
ON WEDNESDAY

1102 Union Avenue,
Newburgh, NY 12550

MASON CO.
Professional
ng, Siding
&
ovements
4-6647

L. Wallace Cross, Senior vice
President-Finance & Accounting,
said proceeds from the sale would
be used to finance the utility's
construction program, including
its nine percent participation in
construction of the Nine Mile 2
nuclear plant.

Central Hudson, as of June 30,
1985, had 11,162,000 shares of
common stock outstanding. The
sale of the additional 650,000
shares will increase the shares of
common stock outstanding by 5.8
percent.

Announcement of the stock sale
follows the completion of a suc-
cessful sale of \$20 million of the
utility's first mortgage bonds to
three insurance companies. The
proceeds from the bond sale,
which was finalized on July 2,
were used to retire short-term
debt and fund future construction
expenditures. As of July 2, 1985,
Central Hudson has no short-term
debt outstanding.

Cross said that the utility might
seek some additional financing
later this year for the proposed
coal conversion of two units at its
Danskammer Generating Plant.

LEGAL NOTICES

**PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:

Appeal No. 18
Request of DIAMOND CAN-
DLE CO., INC. for a VARI-
ANCE of the regulations of the
Zoning Ordinance to permit in-
sufficient lot area for purposes
of subdivision of lots in P1 zone,
being a VARIANCE of Section
48-12-Table of Bulk Regs.-Col.
4 for property situated as fol-
lows:

John Street, New Windsor,
N.Y. 12550 designated as Tax
Lots - Section 9, Block 1, Lots
66 and 68.

SAID HEARING will take place
on the 12th day of August, 1985,
at the New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y. beginning at 7:30 o'clock
p.m.

DANIEL P. KONKOL
Chairman
By: Patricia Delio
Secretary

YORK **HIGHLAND**
HEATING & COOLING

HEAT PUMP SPECIALISTS
A/C, PLUMBING, HEATING
DUCTWORK INSTALLED

JOE DEBBY 524.7778

★ New Windsor Coach ★

Diner-Restaurant
Chops • Steaks • Seafood

351 Route 32
New Windsor, N.Y. 12550
(914) 582-9050

Your Host:
Mylonas Family
(Open 24 Hours)

All Baking Done on Premises

"MY PLACE"

547 Little Britain Road

New Windsor, N.Y.

OPEN HOUSE Rain or Shine

JULY 21

STARTS AT 2 P.M.

WITH FREE BARBECUE
ON OUR
NEW OUTDOOR PATIO
LIVE BAND 5-9 p.m.

Music of the 50's and 60's
with THE WETHEADS
and VINNIE THE D

Starting Fri. July 12
And Every Fri.

564-8803

On Our New Outdoor Patio



VINNIE THE D

SPECIALIZING IN 50's & 60's RECORDS
MUSIC FOR ALL OCCASIONS
MUSIC FROM THE 40's TO THE 80's

(914) 496-4215

VINNIE DeLUCA
DJ

CAVALLO'S RESTAURANT

418 Rt. 32

P.O. Box 144

Vails Gate, N.Y.

SERVING LUNCHES

Monday - Saturday, 11:30-2:30 p.m.

LOUNGE OPEN 7 DAYS

11 A.M. - Closing

COME IN

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

TPB

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-81

Date: 6/25/85

496-4655

I. Applicant Information:

16 west main St

(a) Vince McAdon Washingtonville 10992
(Name, address and phone of Applicant) (Owner)

(b) _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☐ Use Variance

☐ Sign Variance

☒ Area Variance

☐ Special Permit

III. Property Information:

(a) R1 Lot 10 Beech 2.34 ± AC
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.?

(c) Is a pending sale or lease subject to ZBA approval of this application? NO

(d) When was property purchased by present owner? June 12 1985

(e) Has property been subdivided previously? NO When?

(f) Has property been subject of variance or special permit previously? NO When?

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? YES

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 43-12, Table of Bulk Regs., Col. 6.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560 Sq Ft</u>	<u>22,000 Sq Ft</u>	
Min. Lot Width <u>125</u>	<u>207.00</u>	
Reqd. Front Yd. <u>45</u>	<u>50/125</u>	<u>20</u>
Reqd. Side Yd. <u>20/40</u>	<u>20</u>	<u>1</u>
Reqd. Rear Yd. <u>50</u>	<u>262</u>	
Reqd. Street Frontage*		
Max. Bldg. Hgt. <u>2 1/2 St.</u>	<u>1 St.</u>	
Min. Floor Area* <u>1,200</u>	<u>1,529 Sq Ft</u>	
Dev. Coverage* <u>25 %</u>	<u>11 %</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

A 25 ft. easement radius from R onto property renders 140 ft of 200 ft frontage now buildable.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____

- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

One-family residential ^{home} dwelling constructed of wood/shingles. Attractive landscaping.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
☐ Copy of tax map showing adjacent properties.
☐ Copy of contract of sale, lease or franchise agreement.
☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
☒ *N/A* Copy(ies) of sign(s) with dimensions.
☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
☐ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date

6/25/85

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

James M. Ador.
(Applicant)

Sworn to before me this

25th day of *June*, 1985.
Patricia Delio

XI. ZBA Action:

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

(a) Public Hearing date

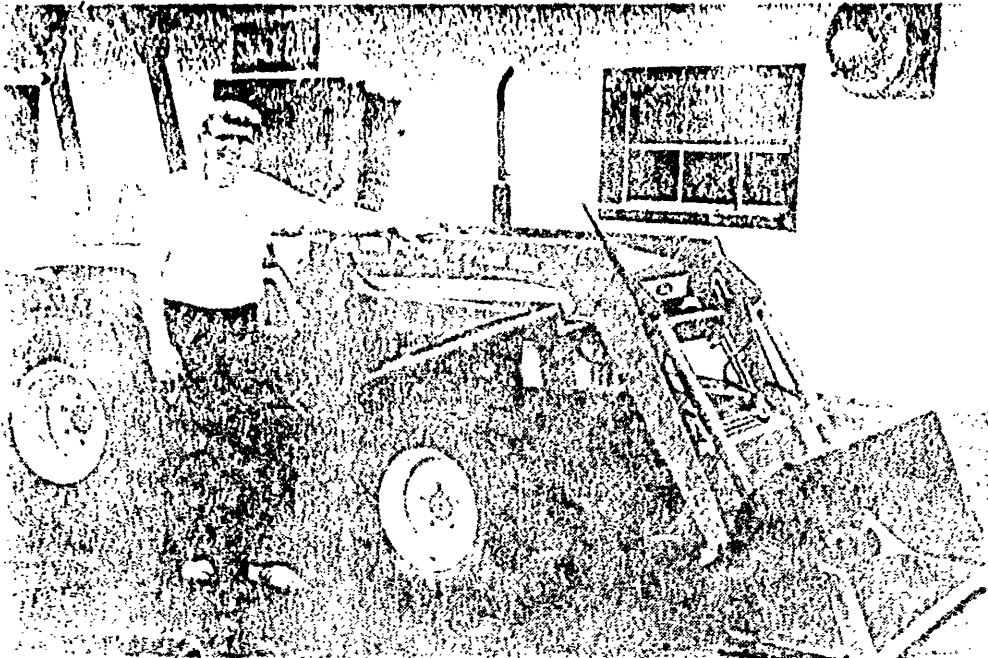
(b) Variance is

Special Permit is

(c) Conditions and safeguards:

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

New Machine Arrives



Robert Lacourse, Crestview Lake director, stands beside a tractor recently purchased to serve as a lawn mower and front-end loader for ground maintenance at the lake facility. The tractor was purchased from Chamber's Ford, which had been the low bidder. According to Lacourse, the purchase was made with revenue from membership funds at no cost to New Windsor taxpayers. He said that Crestview is a self-sufficient facility and no New Windsor dollars are used to run or maintain the facility at any time.

Mike Cavallo Is Back



LEGAL NOTICES

PUBLIC NOTICE OF HEARING BEFORE ZONING BOARD OF APPEALS TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 29
Request of LINDA AND VINCENT MC ADON for a VARIANCE of the regulations of the Zoning Ordinance To permit construction of one-family residential dwelling with insufficient frontyard, being a VARIANCE of Section 48-12-Table of Bulk Regs. - Col. 6 for property situated as follows:

Lot #10 - Beech Acres Drive (a private drive off Station Road, Town of New Windsor, N.Y.

SAID HEARING will take place on the 12th day of August, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock p.m.

DANIEL P. KONKOL
Chairman
By: Patricia Delio,
Secretary



For

Recd

So

The Presentation program at the NFA...
The... 500...
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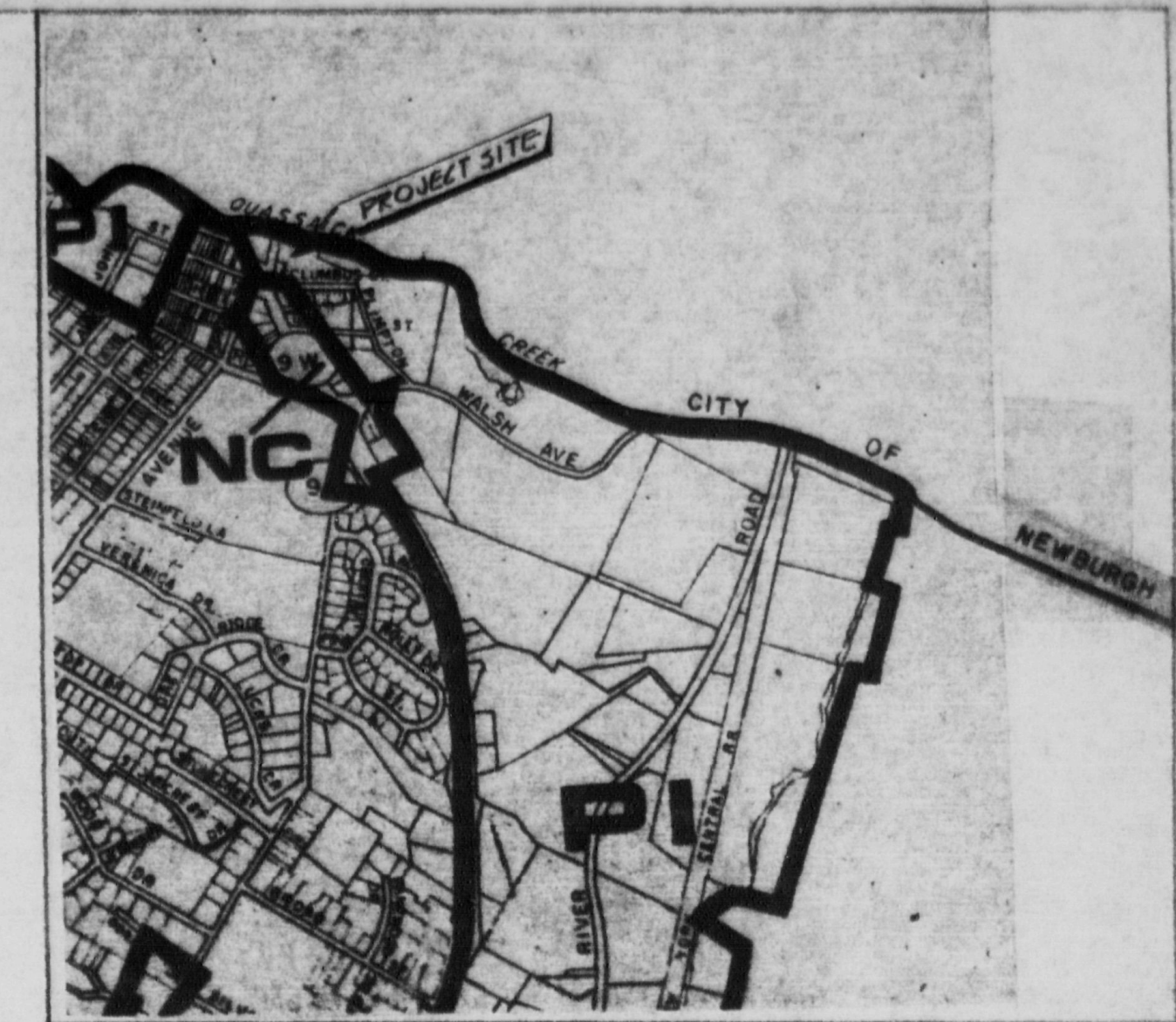
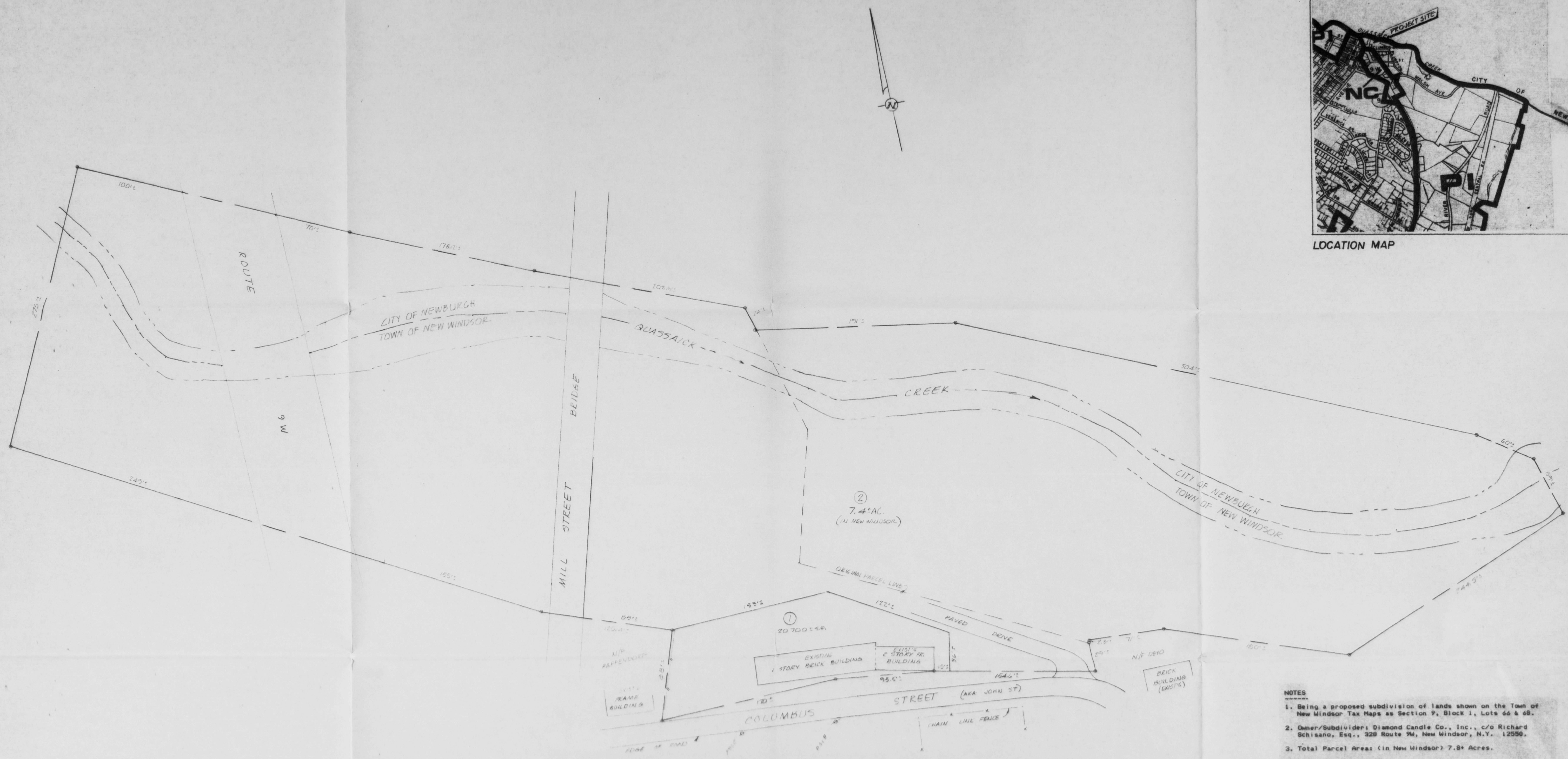
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program...
Windsor...

Capi

"Year"



LAKE FR...
boat and...
swimming...
water skis...
home will...
stove and...
Great prop...



LOCATION MAP

- NOTES**
1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 9, Block 1, Lots 66 & 68.
 2. Owner/Subdivider: Diamond Candle Co., Inc., c/o Richard Schisano, Esq., 328 Route 9W, New Windsor, N.Y. 12550.
 3. Total Parcel Areas (in New Windsor): 7.8+ Acres.
 4. Total No. of Lots: 2
 5. Property Zone: P I
 6. Proposed Use: Manufacturing (Zoning Use Group 00)
 7. Water & Sewer Services: Town of New Windsor



		ELIAS D. GREVAS, L.S. LAND SURVEYOR 3 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: DIAMOND CANDLE CO., INC. TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn	Checked	MINOR SUBDIVISION
1	7-20-04	REMOVED LOT AREAS			
			Scale: 1" = 40'	Date: July 1984	
			Job No: 64-110		